

Interstate Commerce Center receives site plan approval



The Interstate Commerce Center will have more than 1,300 feet of frontage on Interstate 95.

Fort Pierce/Feb. 25 – The Fort Pierce City Commission on Feb. 7 unanimously approved the site plan for Interstate Commerce Center (ICC), a 207,458-gross-square-foot Class-A warehouse building that will front Interstate 95 south of Okeechobee Road on 12.7 acres.

This milestone represents the final land use approval required for JBL Asset Management’s (JBL) development. Groundbreaking is anticipated in the second quarter with occupancy planned for the fourth quarter 2022.

Sited at the northernmost point with close proximity to both of Florida’s main north-south highways – Interstate 95 and the Florida Turnpike – ICC is located within one mile of both Exit 129 on I-95 and Exit 152 on the turnpike. The facility’s location provides for access to Orlando, Fort Myers and Miami within two hours. The property will have more than 1,300 feet of frontage and direct sight lines to the well-traveled I-95 corridor.

“These distinctive and desirable qualities are driving interest from efficiency-minded businesses seeking brand exposure and quick access to Florida’s most densely populated hubs,” said Michael Rem with JBL. “There is currently quite a bit of product being developed for large users, so we are very excited to be able to offer attractive Class-A facilities for mid-size users with I-95 frontage and excellent access to both the interstate and Florida’s Turnpike.”

When complete, the institutional-grade facility will have 32-foot interior clear heights, a 60-foot speed bay, 60 dock-high loading bays, and four at-grade ramps. The property has been designed to flexibly accommodate tenants ranging from 25,000 to 200,000-plus square feet. Separate parking areas and entrances for employees will prioritize safety and visitor experience.

“Fort Pierce is looking forward to welcoming new businesses to the Interstate Commerce Center. This warehouse space will be ideal for mid-size industrial and manufacturing uses,” said Fort Pierce Mayor Linda Hudson. “Close by is the Treasure Coast International Airport, the Port of Fort Pierce and the Florida East Coast and Brightline Railroads. Fort Pierce, the county seat of St. Lucie County, is known for its safe inlet, connecting the Indian River Lagoon to the Atlantic Ocean, and beautiful, pristine, uncrowded beaches. Employees of any new business locating here will live and work in paradise.”

The property, located at 3800 Crossroads Parkway within the Crossroads Park of Commerce, is being marketed by Cushman & Wakefield, for more information visit www.icommercecenter.com.

“St. Lucie County is well located, with 70% of Florida’s population within a short three-hour drive. Walmart, Amazon, FedEx and others have sited significant distribution operations here and facilities like JBL’s Interstate Commerce Center now make locating in St. Lucie County a fantastic option for companies needing a smaller footprint for their distribution, warehousing and manufacturing operations,” said Jill Marasa, vice president business retention and expansion for the Economic Development Council of St. Lucie County (EDC). “Plus, our fast-paced residential growth and the fact that more than 60% of our workforce currently commutes outside the county means we have workers ready, able and willing to build careers in logistics and manufacturing.”



Rendering of Interstate Commerce Center as seen from the southbound lanes of I-95.

About the Economic Development Council of St. Lucie County

The EDC is a private, not-for-profit organization dedicated to promoting economic vitality in St. Lucie County through the attraction, retention and expansion of businesses in the community. The EDC works in partnership with local governments and the private sector to advance its goals of creating more and better-paying jobs for residents, broadening the tax base and improving St. Lucie County's economic quality of life. Contact the EDC at 772.336.6250 or www.youredc.com.

About JBL Asset Management

JBL Asset Management is a fully integrated commercial real estate investment firm specializing in the acquisition, development and management of commercial properties in major markets across the country. JBL's current portfolio spans over 3M square feet and is diversified between retail, multi-family, and industrial properties. JBL's current development projects include 1,000 multi-family units in various stages of development and 500,000+ SF of ground-up commercial product. For more information: www.jblmgmt.com.

Interstate Commerce Center Leasing Inquiries

Leasing inquiries can be directed to Cushman & Wakefield -- Christopher Thomson, SIOR, executive managing director, christopher.thomson@cushwake.com, 561.227.2019; Chris Metzger, SIOR, executive managing director, chris.metzger@cushwake.com 954-415-9155; or Merritt Etner, senior associate, merritt.etner@cushwake.com, 561-990-9706.